

PLANNING BOARD DRAFT
Zoning Translation

Current Zone		Proposed Zone	
Symbol	Name	Symbol	Name
Agricultural & Rural			
RDT	Rural Density Transfer	AR	Agricultural Reserve
R	Rural	R	Rural
RC	Rural Cluster	RC	Rural Cluster
LDRC	Low Density Rural Cluster		No area zoned LDRC. Do not retain this zone.
RNC	Rural Neighborhood Cluster	RNC	Rural Neighborhood Cluster
Residential, Detached Unit			
RE-2	Residential, One-Family	RE-2	Residential Estate - 2
RE-2C	Residential, One-Family	RE-2C	Residential Estate - 2C
RE-1	Residential, One-Family	RE-1	Residential Estate - 1
R-200	Residential, One-Family	R-200	Residential- 200
RMH-200	Residential, One-Family		
R-150	Residential, One-Family		
R-90	Residential, One-Family		
R-60	Residential, One-Family		
R-40	Residential, One-Family	R-40	Residential- 40
R-MH	Mobile Home Development	R-60	Residential- 60
Residential, Townhouse			
RT-6.0	Residential, Townhouse	RT-6	Residential Townhouse - 6.0
RT-8.0	Residential, Townhouse	RT-8	Residential Townhouse - 8.0
RT-10.0	Residential, Townhouse	RT-10	Residential Townhouse - 10.0
RT-12.5	Residential, Townhouse	RT-12.5	Residential Townhouse - 12.5
RT-15.0	Residential, Townhouse	RT-15	Residential Townhouse - 15.0
Residential, Multi-Family			
R-4plex	Residential, Fourplex		No area zoned R-4plex. Do not retain zone.
R-30	Multiple-Family, Low Density Residential	R-30	Residential Multi-Unit Low Density - 30
R-20	Multiple-Family, Medium Density Residential	R-20	Residential Multi-Unit Medium Density - 20
R-10	Multiple-Family, High Density Residential	R-10	Residential Multi-Unit High Density - 10
R-H	Multiple-Family, High-Rise Planned Residential	R-H	Multiple-Unit, High-Rise Planned Development

NOTE: Most Overlay Zones will be retained with similar standards. Transferable Development Rights Zones will be converted into a TDR Overlay Zone.

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Current Zone				Notes	Proposed Zone	
Symbol	Name	Max. FAR	Max. Height		Symbol	Name
Commercial Zones						
C-T	Commercial, Transitional	0.50	35'		CRN-0.5 C-0.5 R-0.25 H-35	Commercial Residential Neighborhood
O-M	Office Building, Moderate Intensity	1.50	72'	If parcel is less than 1/2 acre, then convert to:	EOF-1.5 H-60	Employment Office
				If parcel is greater than 1/2 acre, then convert to:	EOF-1.5 H-75	Employment Office
				If parcel is less than 1/2 acre and abutting C-2 (but not R-200), convert to:	CRT-1.5 C-1.5 R-0.5 H-60	Commercial Residential Town
				If parcel is greater than 1/2 acre and abutting C-2 (but not R-200), convert to:	CRT-1.5 C-1.5 R-0.5 H-75	Commercial Residential Town
C-O	Commercial, Office Building	3.00	97'		EOF-3.0 H-100	Employment Office
C-P	Commercial, Office Park	none	83'		EOF-1.25 H-90	Employment Office
C-1	Convenience Commercial	none	30' to 45' (based on grade finish)	If site abuts or confronts R-150 or less intense zone OR 5 acres+ or contiguous with 5 acres+, then convert to:	NR-1.0 H-45	Neighborhood Retail
				If site abuts R-40, R-60, or R-90 zone, then convert to:	CRT-0.5 C-0.5 R-0.25 H-35	Commercial Residential Town
				If site confronts R-40, R-60, or R-90 zone, then convert to:	CRT-0.75 C-0.5 R-0.5 H-45	Commercial Residential Town
				If site confronts or abuts RT-6 or more intense zone, then convert to:	CRT-1.0 C-0.75 R-0.75 H-45	Commercial Residential Town
C-2	General Commercial	1.5 commercial; 2.5 for mixed use	3 stories or 45'; 5 stories or 60' for expansions with a special exception; or 75' for mixed use not near residential	If site abuts or confronts R-150 or less intense zone or is a regional mall, then convert to:	GR-1.5 H-65	General Retail
				If site abuts R-40, R-60, or R-90 zone, then convert to:	CRT-1.5 C-1.5 <u>R-0.75</u> H-45*	Commercial Residential Town
				If site confronts R-40, R-60, or R-90 zone, then convert to:	CRT-2.0 C-1.5 <u>R-0.75</u> H-45*	Commercial Residential Town
				If site abuts or confronts RT-6 or more intense zone, then convert to:	CRT- <u>2.25</u> C-1.5 <u>R-0.75</u> H-75*	Commercial Residential Town

* The proposed DMA online map does match the densities underlined above because the Planning Board recommended changes after the DMA was transmitted to the County Council on May 23. This table and the fact sheets attached to the zoning map reflect all changes recommended by the Planning Board during the ZTA 13-04 and DMA G-956 worksession on May 23.

Most Overlay Zones will be retained with similar standards. Transferable Development Rights Zones will be converted into a TDR Overlay Zone.

Specific limits recommended by a master plan may decrease total density or height. See master plan packets for more information:
http://www.montgomeryplanning.org/development/zoning/master_plan.shtml

PLANNING BOARD DRAFT
Zoning Translation

Current Zone				Notes	Proposed Zone	
Symbol	Name	Max. FAR	Max. Height		Symbol	Name
Commercial Zones (continued)						
C-3	Highway Commercial	none	42' (except for arena or stadium); or 84'	If site is used for auto sales and service malls, then convert to: Otherwise:	GR-1.5 H-85	General Retail
					GR-1.5 H-45	General Retail
C-4	Limited Commercial	0.75 (except 1.5 allowed for large retail uses)	40' (except 75' allowed for large retail uses near Metro)	If master plan recommends low intensity development only, then convert to: Otherwise:	CRT-0.25 C-0.25 R-0.25 H-30	Commercial Residential Town
					CRT-0.75 C-0.75 R-0.5 H-40	Commercial Residential Town
H-M	Hotel-Motel	1.00	150'		CRT-1.0 C-1.0 R-0.75 H-150	Commercial Residential Town
C-INN	Country Inn	none	2.5 stories	Convert to zoning preceding the creation of the C-INN zone. Existing country inns will be grandfathered, and country inns will become a "Conditional" use.	Zone prior to Country Inn zone designation	Previous zone
C-6	Low-Density, Regional Commercial	0.50	100'	All C-6 in the county is in the White Oak Science Gateway Master Plan area and is currently under study.	Under study	
Mixed Use Zones						
RMX-1	Residential-Mixed Use Development	0.35 commercial and 40 units/acre	none		CRT-2.0 C-0.5 R-1.5 H-65 T	Commercial Residential Town
RMX-2/ RMX-3	Residential-Mixed Use Development	0.5 commercial and 40 units/acre	none		CRT-2.0 C-0.5 R-1.5 H-65 T	Commercial Residential Town
MXTC	Mixed-Use Town Center	1.0 commercial and 20 units/acre	70'		CRT-2.0 C-1.0 R-1.5 H-70 T	Commercial Residential Town
TOMX	Transit-Oriented, Mixed-Use Zones	2.0	none		CRT-2.0 C-1.5 R-1.5 H-150 T	Commercial Residential Town
TMX-2	Transit Mixed-Use	2.0	none		CR-2.0 C-1.5 R-1.5 H-150 T	Commercial Residential

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Symbol	Name	Max. FAR	Max. Height		Symbol	Name
CBD Zones						
CBD-0.5	Central Business District, 0.5	1.50	60'		CR-1.5 C-1.0 R-1.0 H-60 T	Commercial Residential
CBD-R1	Central Business District, Residential, 1.0	3.00	143'		CR-3.0 C-0.75 R-3.0 H-145 T	Commercial Residential
CBD-1	Central Business District, 1.0	3.00	143'	If parcel fronts on a major highway, is at least 250' from parcels containing single-family detached residential housing and has a minimum lot size of 22,000 sf, then convert to:	CR-3.0 C-3.0 R-2.5 H-90 T	Commercial Residential
				Otherwise:	CR-3.0 C-2.0 R-2.5 H-90 T	
CBD-2	Central Business District, 2.0	5.00	143'	If parcel fronts on a major highway, is at least 250' from parcels containing single-family detached residential housing and has a minimum lot size of 22,000 sf, then convert to:	CR-5.0 C-5.0 R-4.5 H-145 T	Commercial Residential
				Otherwise:	CR5.0 C3.0 R4.5 H145 T	
CBD-3	Central Business District, 3.0	8.00	200'	If parcel fronts on a major highway, is at least 250' from parcels containing single-family detached residential housing and has a minimum lot size of 22,000 sf, then convert to:	CR-8.0 C-7.5 R-7.5 H-200 T	Commercial Residential
				Otherwise:	CR-8.0 C-5.0 R-7.5 H-200 T	
CBD-R2	Central Business District, Residential, 2.0	5.00	200'		CR-5.0 C-1.0 R-5.0 H-200 T	Commercial Residential
Transit Station Zones						
TSR*	Transit Station, Residential	2.50	none		CR-2.5 C-1.0 R-2.0 H-200 T	Commercial Residential
TSM	Transit Station, Mixed	3.00	none		CR-3.0 C-2.5 R-2.5 H-200 T	Commercial Residential

*Height in the TSR zone is being reviewed to determine whether it accommodates all existing development.

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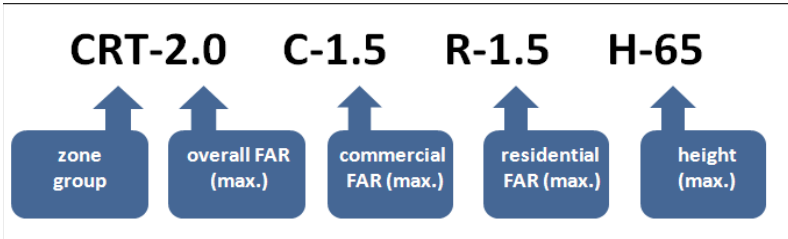
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Current Zone				Notes	Proposed Zone	
Symbol	Name	Max. FAR	Max. Height		Symbol	Name
Planned Development Zones						
MXN	Mixed Use Neighborhood	varies	varies	Retains density granted in the applicable development plan.	CRT-0.5 C-0.25 R-0.25 H-100 T	Commercial Residential Town
MXPD	Mixed Use Planned Development	varies	varies		CRT-1.0 C-0.75 R-1.0 H-100 T	Commercial Residential Town
PCC	Planned Cultural Center	varies	varies		PCC	Planned Cultural Center
PD-2	Planned Development - 2				PD-2	Planned Development - 2
PD-3	Planned Development - 3				PD-3	Planned Development - 3
PD-4	Planned Development - 4				PD-4	Planned Development - 4
PD-5	Planned Development - 5				PD-5	Planned Development - 5
PD-7	Planned Development - 7				PD-7	Planned Development - 7
PD-9	Planned Development - 9				PD-9	Planned Development - 7
PD-11	Planned Development - 11				PD-11	Planned Development - 11
PD-13	Planned Development - 13				PD-13	Planned Development - 13
PD-15	Planned Development - 15				PD-15	Planned Development - 15
PD-18	Planned Development - 18				PD-18	Planned Development - 18
PD-25	Planned Development - 25				PD-25	Planned Development - 25
PD-28	Planned Development - 28				PD-28	Planned Development - 28
PD-35	Planned Development - 35				PD-35	Planned Development - 35
PD-44	Planned Development - 44				PD-44	Planned Development - 44
PD-75	Planned Development - 75				PD-75	Planned Development - 75
PNZ	Planned Neighborhood Zone				PNZ	Planned Neighborhood Zone
PRC	Planned Retirement Community				PRC	Planned Retirement Community
T-S	Town Sector				T-S	Town Sector

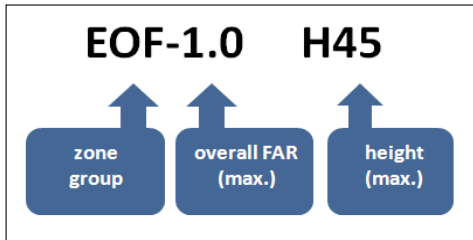
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Symbol	Name	Max. FAR	Max. Height		Symbol	Name
Industrial Zones (Translating to Industrial Zones)						
I-4	Light Industrial, Low Intensity				IL-1.0 H-50	Light Industrial
RS	Rural Service				IM-0.25 H-50	Moderate Industrial
I-1	Light Industrial				IM-2.5 H-120	
R&D	Research & Development				IM-0.5 H-75	
I-2	Heavy Industrial				IH-2.5 H-70	Heavy Industrial
MRR	Mineral Resource Recovery					No area zoned MRR. Do not retain zone.
Industrial Zones (Translating to Employment Zones)						
I-3	Technology & Business Park	0.60	100'		EOF-0.75 H-100	Employment Office
LSC	Life Sciences Center	2.00	200'		LSC-2.0 H-200	Life Science Center

Explanation of CR Symbol



Explanation of Employment Symbol



* A "T" following the CR formula indicates that in these areas, additional density may be applied for MPDU bonus density under Chapter 25A or for additional height to provide for workforce housing within a Central Business District. The "T" was mapped as a temporary measure through the conversion process on properties not currently zoned CR or CRT, and will remain on the map until these areas are reviewed in a new master or sector plan. See Div. 2.1.6 for more information.